



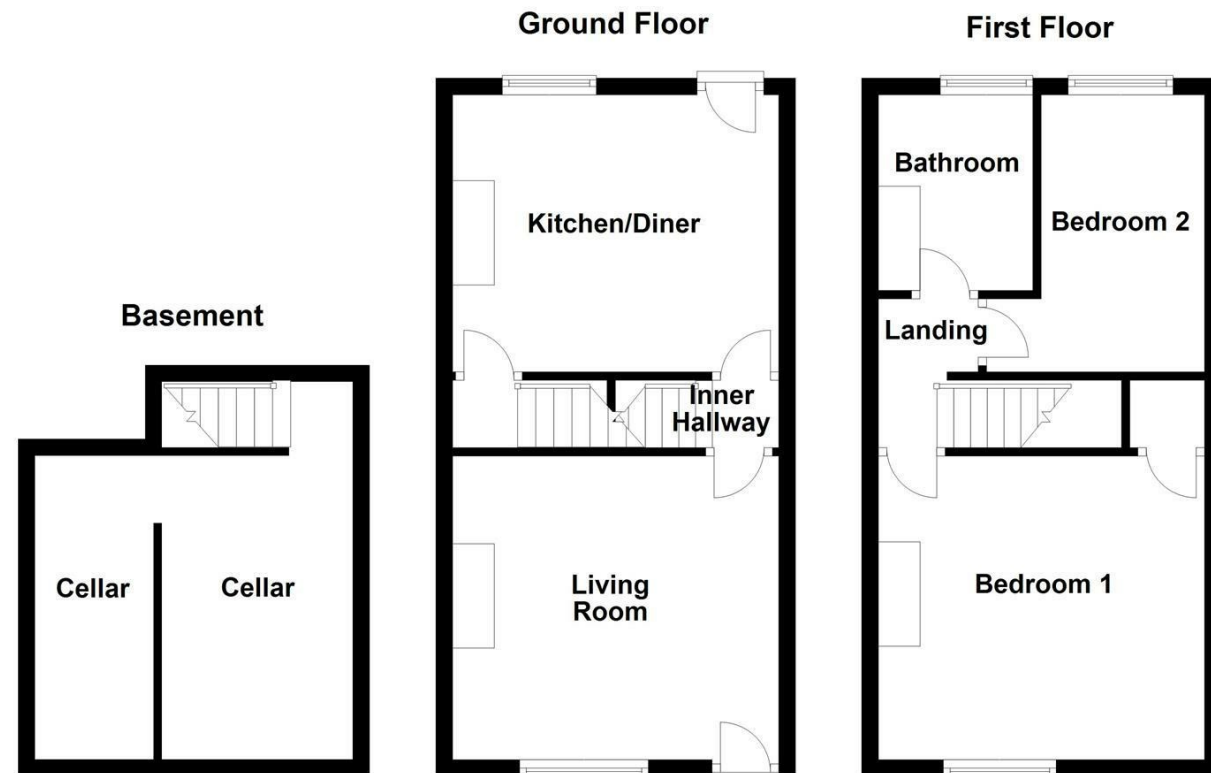
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### 33 Dunbar Street, Wakefield, WF1 5EG

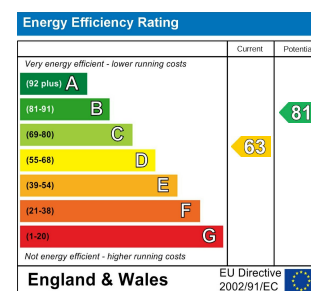
For Sale Freehold £100,000

Situated close to Wakefield city centre is this two bedroom mid terrace property benefiting from two bedrooms, double glazing and gas central heating.

The accommodation briefly comprises living room, kitchen diner, storage cellar, first floor landing, two bedrooms and bathroom/w.c. Outside, the property has a low maintenance rear yard, which could be used for off street parking.

The property is ideally located for all local shops and amenities that Wakefield has to offer and is close to local bus routes for those looking to commute for work.

Could make a fantastic first home or investment. Viewing is recommended.



#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

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## ACCOMMODATION

### LIVING ROOM

12'10" x 12'1" (3.92m x 3.69m)

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with wood surround, door to the inner hallway.

### INNER HALLWAY

Staircase to the first floor landing and access to the kitchen diner.

### KITCHEN DINER

10'11" x 12'10" (3.34m x 3.93m)

UPVC double glazed window and rear UPVC door. Fitted kitchen with an array of wall and base units for storage with laminate worktops, stainless steel sink and drainer unit, space for fridge freezer, space for a cooker, plumbing for a washing machine, central heating radiator, staircase leading down to the storage cellar.



### CELLAR

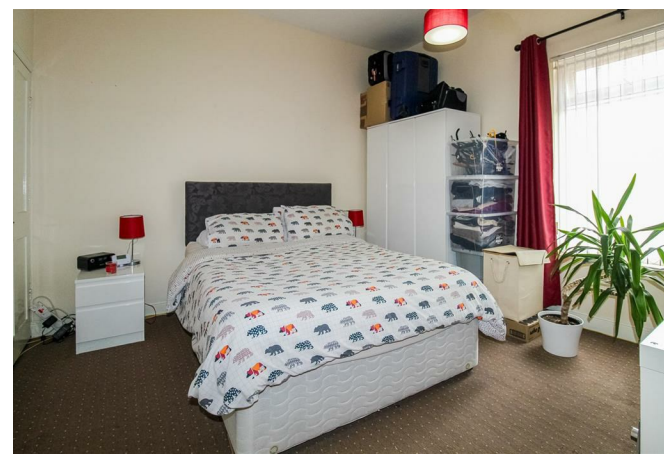
### FIRST FLOOR LANDING

Access to two bedrooms and bathroom/w.c.

### BEDROOM ONE

12'10" x 12'2" (3.93m x 3.72m)

UPVC double glazed window to the front elevation, central heating radiator, built in storage cupboard over the stairs.



### BEDROOM TWO

10'11" x 5'10" (3.35m x 1.80m)

UPVC double glazed window to the rear elevation, central heating radiator.

### HOUSE BATHROOM/W.C.

8'0" x 6'7" (2.46m x 2.03m)

Rear UPVC frosted double glazed window. Wall mounted electric shower over bath, wash hand basin and low flush w.c. Chrome style ladder radiator, extractor fan and tiled to the bath area.



### OUTSIDE

The property has a low maintenance rear yard, which could be used for off street parking.



### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.